

# Retail Space Available for Lease

## Park Place Shopping Center 4500 Highway 6 North, Houston, Texas 77084



### LOCATION

Located on Highway 6 North of Clay Road on the Northeast corner of Aspen Glen.

### SPACES AVAILABLE

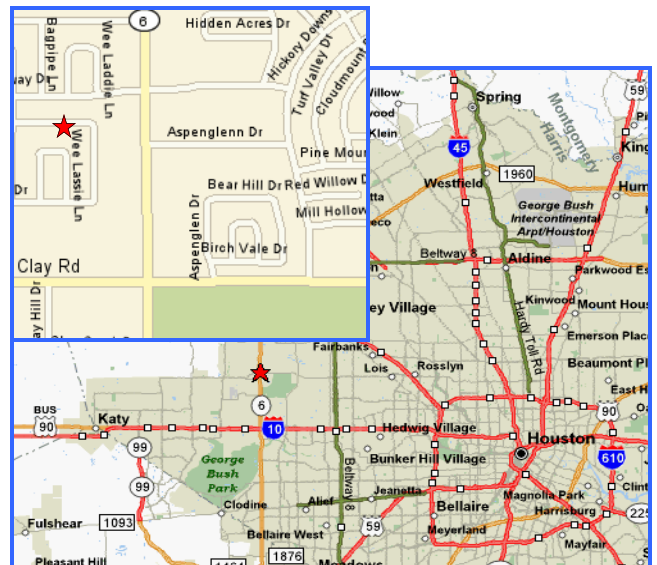
Suite 4502-B: 2,104 sq. ft.  
Suite 4512-B: 2,612 sq. ft.

### TRAFFIC COUNTS

Highway 6 North of Clay Road: 45,000 Cars per day  
Highway 6 South of Clay Road: 50,000 Cars per day

DEMOGRAPHICS	1 Mi. Radius	3 Miles	5 Miles
Households	3,607	19,898	60,739
2004 Estimated Population	10,642	59,563	178,963
Average Household Income	\$68,346	\$77,734	\$84,114

Source: Claritas. All rights reserved.



**CLARION PROPERTIES, LTD.**

**Randy Fertitta**  
Managing Broker

2501 CENTRAL PARKWAY, SUITE B-10  
HOUSTON, TEXAS 77092  
OFFICE: 713.963.0963  
FAX: 713.963.8319

EMAIL: [RFERTITTA@EARTHLINK.NET](mailto:RFERTITTA@EARTHLINK.NET)  
WWW: [WWW.CLARION-PROPERTIES.COM](http://WWW.CLARION-PROPERTIES.COM)

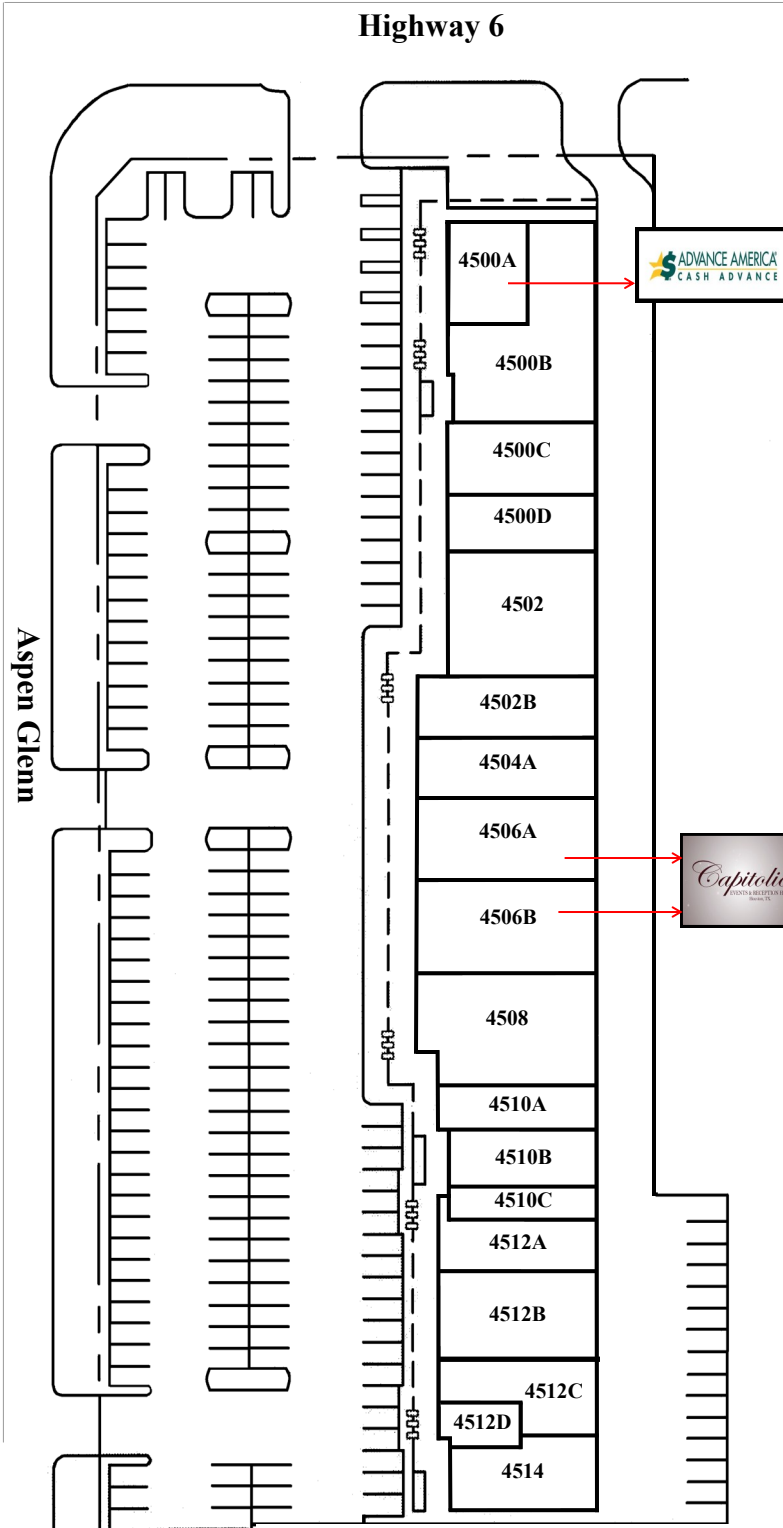
LEASING - COMMERCIAL BROKERAGE - CONSULTING



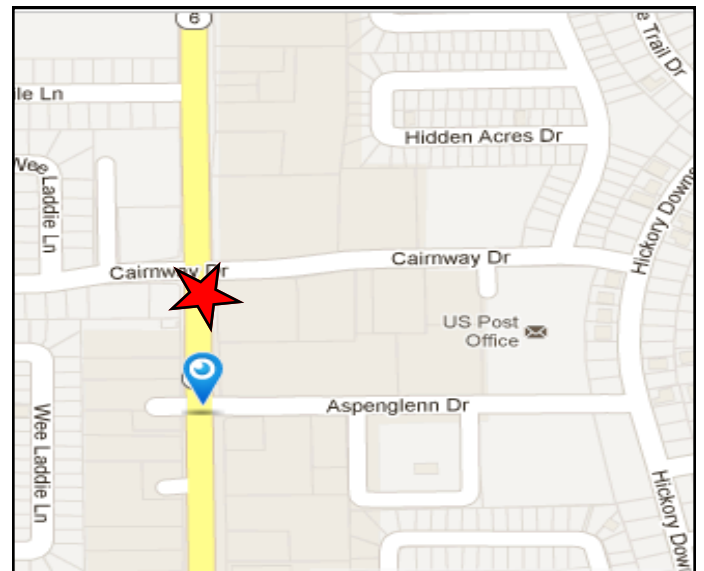
# Park Place Shopping Center

## 4500 Hwy. 6 North

### Houston, Texas



UNIT	TENANT	SQFT
4500 A	One Le Chic Beauty Academy	1,300
4500 B	One Le Chic Beauty Academy	3,880
4500 C&D	Katy Kids Connection	4,505
4502	Miyabi Sushi	4,000
<b>4502 B</b>	<b>AVAILABLE</b>	<b>2,104</b>
4504 A	Imperial Hunan	2,063
4506	Alegria Gardens Reception Hall	5,816
4508	Jesus Vida Eterna	3,800
4510 A	Igles ia Getsemani Beth Ammi	1,728
4510 B	Jesus Vida Eterna	1,250
4510 C	Sahaja Yoga Meditation Center	1,148
4512 A	Diamond Barber Beauty Salon	1,425
<b>4512B</b>	<b>AVAILABLE</b>	<b>2,612</b>
4512 C	eCommerce & Shipping	1,642
4512 D	Christ Apostolic Church	818
4514	Christ Apostolic Church	2,194



11-2-2015



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

**A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. **A**

**SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Clarion Properties	419362		
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
Designated Broker of Firm	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

TAR 2501

Evans Properties, 5100 Westheimer Rd., Ste 155 Houston, TX 77056  
Joe Evans

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

Phone: (281)955-5535 Fax:

Information About

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)